



Sean Rogan
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

700 W. Main Street • Alhambra, CA 91801

Tel: 626.262.4511 • TDD: 626.943.3898 • www.lacdc.org

**Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich**
Commissioners

ADOPTED

Community Development Commission

November 19, 2013

The Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

1-D November 19, 2013

SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Commissioners:

**LEASE AGREEMENTS WITH THE ASSOCIATED LEAGUE OF MEXICAN AMERICANS AND THE
COUNTY OF LOS ANGELES FOR 4701 EAST CESAR E. CHAVEZ AVENUE IN
UNINCORPORATED EAST LOS ANGELES
(DISTRICT 1) (3 VOTE)**

SUBJECT

This letter recommends approval of a ten-year lease with the Associated League of Mexican Americans (ALMA) and a ten-year lease with the County of Los Angeles, for both entities to continue renting space from the Commission at the East Los Angeles Family Resource Center (ELAFRC), an approximately 21,000 square foot facility located at 4701 East Cesar E. Chavez Avenue in unincorporated East Los Angeles. Under the leases, ALMA and the County Department of Mental Health will continue to provide community programs and services. The leases will include up to three additional five-year renewal options.

IT IS RECOMMENDED THAT THE BOARD:

1. Authorize the Executive Director or his designee to negotiate and execute a ten-year lease with ALMA, for 10,763 rentable square feet and 20 parking spaces at 4701 East Cesar E. Chavez Avenue in unincorporated East Los Angeles, at an initial annual cost to ALMA of \$158,679.60, effective following Board approval and execution by all parties.
2. Authorize the Executive Director or his designee to negotiate and execute a ten-year lease with the County of Los Angeles, for 10,073 rentable square feet and 20 parking spaces at 4701 East Cesar E. Chavez Avenue in unincorporated East Los Angeles, at an initial annual cost to the County of \$145,051.20, effective following Board approval and execution by all parties.

3. Authorize the Executive Director or his designee to execute up to three additional five-year renewal options for each of the above leases.

4. Find that approval of the leases is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the actions are not defined as a project under CEQA.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On November 25, 2003, your Board approved a ten-year lease with ALMA, a non-profit agency, and a ten-year lease with the County of Los Angeles, on behalf of its Department of Mental Health (DMH), for the ELAFRC located at 4701 East Cesar E. Chavez Avenue in unincorporated East Los Angeles. At the facility, ALMA provides mental health services for individuals with special needs, family and peer support programs, afterschool enrichment programs, childcare and aquatic programs. DMH provides child, adolescent and adult mental health therapy and rehabilitation services.

The recommended actions would allow the Commission to continue leasing the space to ALMA and DMH for ten more years, through 2023, under substantially the same terms as the original leases, with up to three additional five-year renewal options.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. In consideration for benefits that will be made available to the community, the facility is leased to ALMA and the County for a gratis basic rent.

ALMA will initially pay a total of \$13,223.30 per month, consisting of the following: \$11,893.30 per month set-aside to offset operating expenses such as utilities, janitorial services, maintenance, security, parking and insurance expenses; \$1,076.30 per month set-aside for capital improvements; and \$253.70 per month set-aside for capital improvements related to an aquatic facility. The initial annual cost of the operating expenses and capital improvements is \$158,679.60. All set-aside funds are held in a special account established by the Commission for this purpose. The Commission may increase set-aside funds as needed to cover expenses. Set-aside payments exceeding actual expenses will be refunded to ALMA as described in the lease.

The County will initially pay a total of \$12,087.60 per month, consisting of the following: \$11,080.30 per month set-aside to offset operating expenses such as utilities, janitorial services, maintenance, security, parking and insurance expenses; and \$1,007.30 per month set-aside for capital improvements. The initial annual cost of the operating expenses and capital improvements is \$141,051.20. All set-aside funds are held in a special account established by the Commission for this purpose. The Commission may increase set-aside funds as needed to cover expenses. Set-aside payments exceeding actual expenses will be refunded to the County as described in the lease.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On July 16, 2002, your Board approved the Commission's construction of the ELAFRC. The approximately 21,000 square foot facility consists of office, clinic, childcare and a pool. Since December 1, 2003, the space has been leased to ALMA and DMH. The building tenants pay all building operating and maintenance costs in proportion to the amount of occupied space.

ENVIRONMENTAL DOCUMENTATION

This action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment.

The action is also not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended leases will facilitate the continued delivery of community programs and services. Services provided at the facility will also increase the availability of after school enrichment programs and childcare for low-and moderate-income households.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN

Executive Director

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